

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST
PAUL G. BRETL,
RESPONDENT.

:
:
: **FINAL DECISION AND ORDER**
: LS0810302REB
:

Division of Enforcement case file 08 REB 089

The parties to this action for the purpose of Wis. Stats. sec. 227.53 are:

Paul G. Bretl
969 Farnham Street
Columbus, WI 53590

Wisconsin Real Estate Board
P.O. Box 8935
Madison, WI 53708-8935

Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935

PROCEDURAL HISTORY

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Wisconsin Real Estate Board ("Board"). The Board has reviewed this Stipulation and considers it acceptable. Accordingly, the Board adopts the attached Stipulation in this matter and makes the following Findings of Fact, Conclusions of Law, and Order:

FINDINGS OF FACT

1. Paul G. Bretl is licensed in the State of Wisconsin as a Real Estate Salesperson, having license # 94-58498, first issued on November 12, 2003. Mr. Bretl's license was in expired status from January 9, 2007 to April 7, 2008.
2. Mr. Bretl's most recent address on file with the Department of Regulation and Licensing ("Department") is 969 Farnham Street, Columbus, WI 53590.
3. The Department investigated a complaint designated 05 REB 005 against Mr. Bretl, his supervising broker, Robert Slowik, and the agency he was employed by, Northside Realty. Mr. Slowik and Northside Realty were reprimanded and ordered to pay a forfeiture and costs, but the case was closed without formal action against Mr. Bretl because his license was in expired status at the time.
4. When Mr. Bretl reinstated his license, the complaint was reopened as the current case, 08 REB 089.
5. In December 2004 and January 2005, Northside Realty LLC employed Paul Bretl as a Real Estate Salesperson.
6. In December 2004, Paul Bretl was the listing agent for property located at N3649 Heights Drive in Langlade, Wisconsin. The MLS number was 54532. The listing expired on December 9, 2004.

7. On December 23, 2004, Mr. Bretl broadcast an email to 11 real estate firms in northeast Wisconsin saying, “RE: MLS 54532 This property has recently expired, but it is still on the market for anyone who is willing to enter into a single party listing contract. My C-21 signs remain on the property to help generate calls and to help potential buyers identify the property.”

8. A Century 21 sign remained on the Langlade property on January 12, 2005.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to section 452.14 (3) of the Wisconsin Statutes and is authorized to enter into the attached Stipulation pursuant to sec. 227.44(5), Wis. Stats.

2. Respondent Paul G. Bretl is subject to discipline for violating section RL 24.04 (3), Wis. Admin. Code by advertising property for sale without a current listing contract.

ORDER

NOW, THEREFORE, IT IS ORDERED that the attached Stipulation is hereby accepted.

IT IS FURTHER ORDERED that Paul G. Bretl is hereby REPRIMANDED.

IT IS FURTHER ORDERED that Paul G. Bretl pay a forfeiture of **\$250** and the Department’s costs of this matter in the amount of **\$271.05** within 60 days of the date of this Order. Payment shall be made by certified check or money order, payable to the Wisconsin Department of Regulation and Licensing and sent to the Department Monitor. In the event Mr. Bretl fails to pay the forfeiture and costs within the time and in the manner as set forth above, his Real Estate Salesperson’s license shall be suspended without further notice, without further hearing, and without further Order of the Board, and said suspension shall continue until the full amount of said forfeiture and costs have been paid to the Department of Regulation and Licensing.

IT IS FURTHER ORDERED that file 08 REB 089 be closed.

Dated this 30th day of October, 2008.

WISCONSIN REAL ESTATE BOARD

By: Peter Sveum, Board Chair